

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		SUNSET RD, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	WELTER RONALD J--ETAL				
Owner 2:	WELTER LISA ANNE				
Owner 3:					
Street 1:	31 SUNSET RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 2153 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15308	Total SF/SM:	6668	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,026	Spl Credit	Total:	434,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6668.000	317,100	5,100	434,000	756,200
Total Card	0.153	317,100	5,100	434,000	756,200
Total Parcel	0.153	317,100	5,100	434,000	756,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		351.23	/Parcel: 351.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,100	5100	6,668.	434,000	756,200		Year end	12/23/2021
2021	101	FV	307,700	5100	6,668.	434,000	746,800		Year End Roll	12/10/2020
2020	101	FV	307,800	5100	6,668.	434,000	746,900	746,900	Year End Roll	12/18/2019
2019	101	FV	242,500	5300	6,668.	427,800	675,600	675,600	Year End Roll	1/3/2019
2018	101	FV	241,700	4200	6,668.	328,600	574,500	574,500	Year End Roll	12/20/2017
2017	101	FV	223,200	4200	6,668.	310,000	537,400	537,400	Year End Roll	1/3/2017
2016	101	FV	223,200	4200	6,668.	285,200	512,600	512,600	Year End	1/4/2016
2015	101	FV	210,500	4200	6,668.	266,600	481,300	481,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

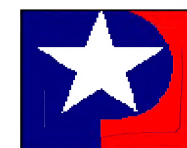
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
5/16/2017	Measured	DGM	D Mann
5/16/2017	Permit Visit	DGM	D Mann
5/16/2017	Left Notice	DGM	D Mann
3/4/2009	Meas/Inspect	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/7/1999	Measured	264	PATRIOT
10/20/1995		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	38319
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1931	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:	1	- Drywall 50 %
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1938	24.62	T	40	101			3,800			3,800
19	Patio	D	Y	1	14X7	G	AV	1970	7.50	T	39.2	101			400			400
19	Patio	D	Y	1	16X12	G	AV	2010	5.25	T	7.2	101			900			900

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	AG	- Avg-Good	26. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26.4 %

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.24557567
Const Adj.:	0.98990101
Adj \$ / SQ:	166.455
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430892
Depreciation:	113755
Depreciated Total:	317136

COMMENTS

643-6815, PDSA.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 3		Baths: 1		HB 1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

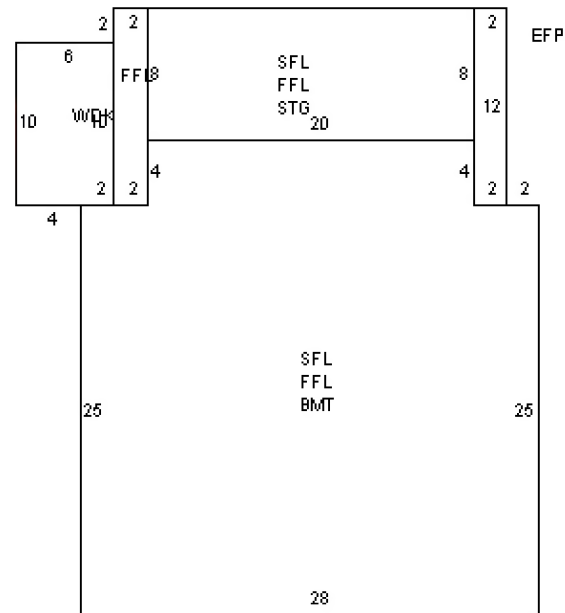
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	166.45	
Special Features:	0	Val/Su Net:	113.78	
Final Total:	317100	Val/Su SzAd	179.86	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	964	166.450	160,462	
SFL	Second Floor	799	166.450	132,997	
BMT	Basement	780	66.170	51,609	
STG	Storage	160	7.180	1,148	
WDK	Deck	60	15.840	950	
EFP	Enclos Porch	24	71.870	1,725	
Net Sketched Area:		2,787	Total:	348,891	
Size Ad	1763	Gross Area	2928	FinArea	2153

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

